

\$1,249,000 - 7706 Woodshade Ct, FAIRFAX STATION

MLS® #VAFX2262610

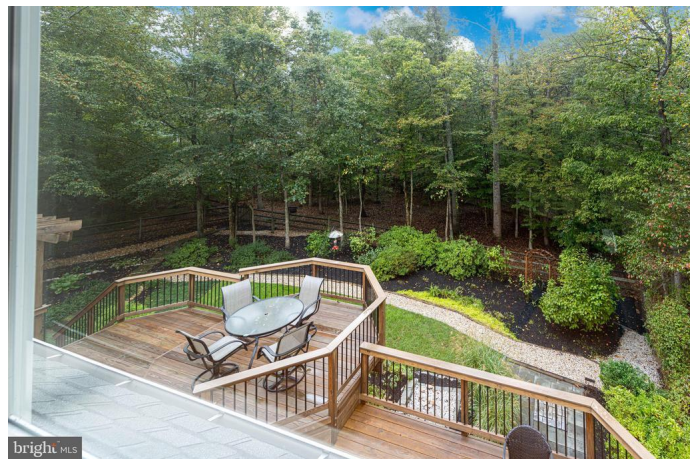
\$1,249,000

5 Bedroom, 3.50 Bathroom, 3,678 sqft

Residential on 0.60 Acres

SOUTH RUN, FAIRFAX STATION, VA

*** WOW A GREAT HOME JUST GOT BETTER WITH A NEW PRICE *** Don't miss this stunning South Run home tucked away in a quiet, secluded cul-de-sac! Situated on a premium lot of over a half acre, this popular Newport model offers a DUAL fully fenced backyard creating a separate large wooded fenced area for pets & separating the expansive cleared private area which is perfect for play! Impeccably maintained & thoughtfully updated, the home features a new roof (2023), dual-zoned AC (2019 & 2024), & a hot water heater (2018), giving buyers peace of mind. Step inside to find gleaming hardwood floors & a bright, inviting floor plan. To the right, a sunny living room flows seamlessly into the expansive family room with its gas fireplace & large picture windows overlooking the manicured backyard. To the left, a spacious dining room provides the perfect setting for holiday gatherings. At the back of the home, the updated kitchen, cheerful breakfast nook & convenient main-level laundry room create an ideal daily living space. From here, step out onto the large 2 tiered deck & enjoy your own private retreat, surrounded by nature. Upstairs, you'll find 5 bedrooms & 2 updated bathrooms. The primary suite is especially unique, offering a private sitting room with a dramatic plate-glass window framing views of the serene backyard—a feature the owners will truly miss. The walkout lower level extends your living space with a full bathroom, generous recreation & fitness areas, a wet bar



with a wine cooler & a large storage room. Perfectly located, this home sits between Route 123 & the Fairfax County Parkway, just minutes to major commuter routes, VRE stations & the Franconia-Springfield Metro. It belongs to the Lake Braddock Secondary School pyramid & the award-winning Sangster Elementary, & enjoys close access to Burke Lake Park, South Run Rec Center, & Fairfax Station’s extensive trail network. Don't forget South Run's coveted amenities with its exclusive community pool, swim team, playground & tennis, pickle-ball & basketball courts! This South Run gem offers the ideal blend of updates, privacy, & convenience”schedule your showing today!

Built in 1986

Essential Information

MLS® #	VAFX2262610
Price	\$1,249,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,678
Acres	0.60
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	7706 Woodshade Ct
Subdivision	SOUTH RUN
City	FAIRFAX STATION
County	FAIRFAX-VA
State	VA

Zip Code 22039

Amenities

Amenities Attic, Bar, Bathroom - Jetted Tub, Soaking Tub, Tub Shower, Bathroom - Walk-In Shower, Built-Ins, Carpet, CeilingFan(s), Chair Railing, Crown Molding, Formal/Separate Dining Room, Pantry, Recessed Lighting, Skylight(s), Upgraded Countertops, Wainscotting, Walk-in Closet(s), Wet Bar/Bar, Shades/Blinds, Wood Floors

Utilities Natural Gas Available, Under Ground

Parking Asphalt Driveway

of Garages 2

Garages Garage Door Opener, Garage - Front Entry

View Garden/Lawn, Trees/Woods

Has Pool Yes

Interior

Interior Features Efficiency, Floor Plan-Open

Appliances Built-In Microwave, Dishwasher, Disposal, Dryer, Exhaust Fan, Oven-Self Cleaning, Oven-Single, Refrigerator, Stainless Steel Appliances, Stove, Washer, Water Heater

Heating Programmable Thermostat, Central, Humidifier

Cooling Central A/C, Ceiling Fan(s), Attic Fan, Programmable Thermostat, Zoned

Has Basement Yes

Basement Walkout Level, Windows, Heated, Improved, Outside Entrance, Side Entrance, Full

Fireplace Yes

of Fireplaces 1

Fireplaces Mantel(s), Brick, Gas/Propane

of Stories 3

Stories 3

Exterior

Exterior Vinyl Siding

Exterior Features Extensive Hardscape, Exterior Lighting, Gutter System, Board Fence, Fenced-Fully, Split Rail Fence, Woven Wire Fence, Fence

Lot Description Backs to Trees, Bcks-Opn Comm

Windows Skylights, Wood Frame

Roof Architectural Shingle

Foundation Concrete Perimeter

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
Elementary	SANGSTER
Middle	LAKE BRADDOCK SECONDARY SCHOOL
High	LAKE BRADDOCK

Additional Information

Date Listed	September 25th, 2025
Days on Market	26
Zoning	110

Listing Details

Listing Office	KW Metro Center
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